



# City of Granite City

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## *Plan Commission Minutes March 1, 2012*

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, March 1, 2012, at 7:00 PM.

### **PLEDGE and SWEAR-IN/COMMENTS**

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair introduced newly appointed Commission member Michael Spanberger. Michael stated he grew up in Granite City, was educated here and is studying to be a Civil Engineer with aspiration of obtaining a local engineering position. Following the welcoming remarks, the Chair said the Plan Commission is a recommending body to the City Council and the Council will make the final determination of the Petitions at the regularly scheduled meeting on March 20, 2012.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham, Jim Smith and Michael Spanberger. Also present were: Aldermen Dan McDowell and Zoning Administrator Steve Willaredt. Excused absence: Commission member Shirley Howard.

### **MINUTES**

A Motion to approve the Minutes from the previous meeting (February 2, 2012) was made by Mark Davis and seconded by Jack Taylor. Roll Call vote. All ayes.

### **AGENDA**

A MOTION to amend the Agenda to include a review of Shapiro Brothers, a subsidiary PCS Metals, was made by Jack Taylor and seconded by Don Luddeke. Voice vote. Motion carried.

A MOTION to approve the amended Agenda was made by Jack Taylor and seconded by Mark Davis. Voice vote. All ayes. Motion carried.

### **COUNCIL REPORT**

Alderman Dan McDowell reported the two petitions approved by the Commission last month were presented to the City Council and were granted final approval. The Council approved the intensification of use for automobile detailing at Cobra Transmissions and granted the use requested by Kit Gitcho to maintain a duplex in a Planned Unit Development district.

**PETITIONER:** Economy Inn  
3228 W. Chain of Rocks Road

The Chairman announced the Petition by Nitin Bhakta. His request is to continue the use of the property as a motel, with new ownership, Zoned M-4 in a Planned Unit Development District.

Spokesman Amrut Patel, came forth and stated he is the former owner of 3228 West Chain of Rocks Road, and is the present owner of the motel located next door, 3236 West Chain of Rocks Road. Mr. Patel stated there will be new carpet installed, new furniture and new beds. The Motel has continued to be in operation even though there is a change in ownership. The Chairman completed the checklist for Motel use permit:

- a. Hours of Operation: 24 hours, 7 days per week all year.
- b. Dumpster: To be fenced, screened and hidden from public view – 60 days to complete granted.
- c. Signage: Brick island in front of bldg in need of repair (hit by car) agreed to be repaired.
- d. Additional parking required: Not required.
- e. Additional exterior lighting permitted: Not required.
- f. Is there a need to address storm water run-off? No.
- g. Does permit expire with change of ownership and/or use? Yes.
- h. Is re-application necessary to intensify use? Yes.
- i. Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes.

**MOTION** to approve the continued use as a Motel under new ownership, with the above named restrictions, made by Mary Jo Akeman and seconded by Frank Greathouse. Zoned M-4 in a P.U.D. Roll Call vote. All ayes. Motion carried by unanimous consent

#### **NEW BUSINESS**

The Zoning Administrator reported he would like for Speedy's Tires to return next month for a review of business hours and the numerous complaints his office has received.

#### **UNFINISHED BUSINESS – Reviews**

##### **1). MW Recycling/PSC – Shapiro Brothers**

Ron Motil, Attorney for PCS, introduced himself and stated his address is 33 Foxmoor, Maryville, Illinois. He stated at issue is the Plan Commission's fencing requirement for Shapiro Brothers to conceal scrap yard visibility from Niedringhaus Avenue.

The City has requested Shapiro extend the existing chain link fence, with slats, to run parallel with the railroad tracks, stopping at the spur switch. Discussion followed. Mr. Motil stated the problem with that location is the federal government will not allow fencing that close to a railroad switch (Attachment A). Other problematic factors may include the willingness of G.C. Passenger Terminal to agree to fencing on 16<sup>th</sup> Street, and will the fence withstand the weight of the slats.

The Chairman suggested the matter be tabled to allow for the Zoning Administrator, Greg Shapiro and his attorney, Mr. Motil as well as representatives of G.C. Passenger Terminal, to meet, discuss and rectify the fence requirement.

**MOTION** by Mark Davis and seconded by Peggy Cunningham to table the Fence and Screening requirement for review in 90days. Roll call vote. All ayes. Motion carried by unanimous consent.

##### **2). Green Space**

The Zoning Administrator recommended language be incorporated to Zoning Ordinance #3818 (Article 6, Section 6-260) allowing 5 ft of green space be required between the parking lot and the public walkway.

**MOTION** by Mary Jo Akeman and seconded by Peggy Cunningham to add language to Zoning Ordinance #3818 (Article 6, Section 6-260) requiring 5 ft. of green space between parking lots and public walkways. Roll Call vote. All ayes. Motion carried by unanimous consent.

##### **3). Junk & Scrap yard review – tabled to next meeting.**

##### **4). John Ferry's Design and Appearance Standards, Shiloh, Illinois – tabled for review next meeting.**

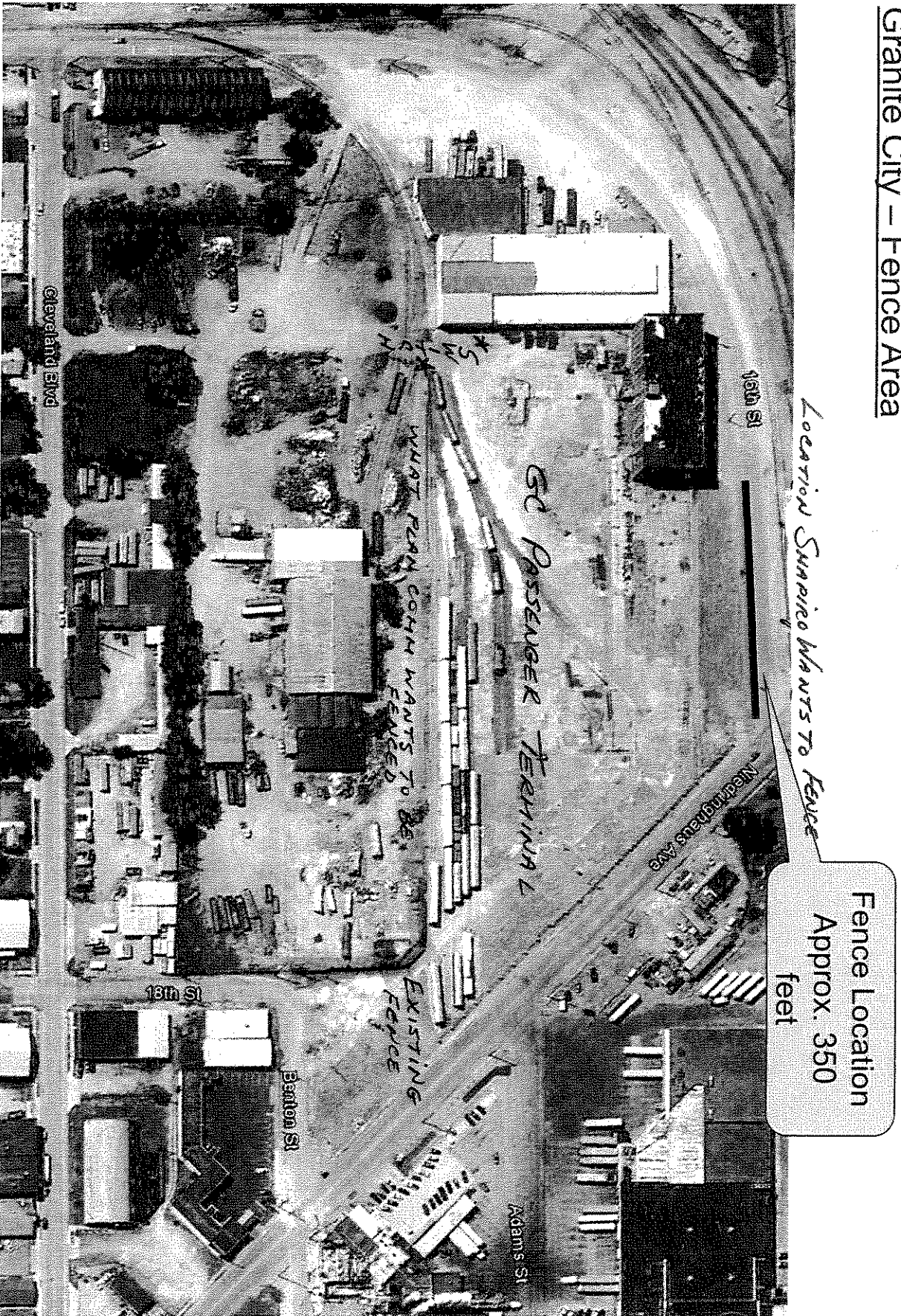
**MOTION** To adjourn by Mary Jo Akeman and seconded by Frank Greathouse. Motion carried.

Respectfully submitted.

*Barbara Hawkins*

Secretary, Plan Commission

Granite City – Fence Area



**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: March 1, 2012**

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**PETITIONER: Nitin Bhakta  
Economy Inn  
3228 W. Chain of Rocks Road**

**MOTION by Mary Jo Akeman and seconded by Frank Greathouse to approve the Petitioner's request to continue use as a Motel, with new ownership, in a District Zoned M-4 Planned Unit Development with the following restrictions:**

- a. Hours of Operation: 24 hours, 7 days per week all year.
- b. Dumpster: To be fenced, screened and hidden from public view – 60 days to complete granted.
- c. Signage: Brick island in front of bldg in need of repair (hit by car) agreed to be repaired.
- d. Additional parking required: Not required.
- e. Additional exterior lighting permitted: Not required.
- f. Is there a need to address storm water run-off? No.
- g. Does permit expire with change of ownership and/or use? Yes.
- h. Is re-application necessary to intensify use? Yes.
- i. Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes.

**Roll call vote:**

John Janek	Yes	Mary Jo Akeman	Yes
Mark Davis	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Jim Smith	Yes
Don Luddeke	Yes	Michael Spanberger	Yes
Frank Greathouse	Yes		

**Motion carried by unanimous consent.**

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**REVIEW: Greg Shapiro and his Attorney Ron Motil  
PSC Shapiro Brothers  
1143 16<sup>th</sup> Street**

**MOTION by Mark Davis and seconded by Peggy Cunningham to table the Fence and Screening requirement for for review in 90 days.**

**Roll call vote:**

John Janek	Yes	Mary Jo Akeman	Yes
Mark Davis	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Jim Smith	Yes
Don Luddeke	Yes	Michael Spanberger	Yes
Frank Greathouse	Yes		

**Motion carried by unanimous consent.**

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**REVIEW: Green Space on Parking Lots**

**MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to add language to Zoning Ordinance #3818 (Article 6, Section 6-260 requiring 5 ft. of green space between parking lots and public walkways.**

**Roll call vote:**

<b>John Janek</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>
<b>Jack Taylor</b>	<b>Yes</b>
<b>Don Luddeke</b>	<b>Yes</b>
<b>Frank Greathouse</b>	<b>Yes</b>

<b>Mary Jo Akeman</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Jim Smith</b>	<b>Yes</b>
<b>Michael Spanberger</b>	<b>Yes</b>

**Motion carried by unanimous consent.**